

1. 1950's and 1960's - City of Coeur d'Alene would deposit garbage in pit at GVD site when Blackwell Island Landfill was flooding (AllWest Phase I Report prepared for Raymond Management Company, dated October 18, 2017)
2. 1968 – Rob Ramer purchased Pacemaker Industries in 1968 and operated it until 1994. (Spokesman Review Obituary 02/04/1995). Rob Ramer also associated with Traffic Services Inc. and Nanamkin Contracting Inc.
3. 1971 – Ronald T Moen purchases property currently owned by GVD properties. (Kootenai County Records)
4. 1972 – Moen Concrete is located at 1619 West Appleway Ave. Polk City Directory indicates that Moen Concrete existed from about 1977 to 1982. No listing of Moen Concrete in 1987. Historical photos appear to indicate a pit on site from 1954 to 1981. The pit appears to be filled in 1992 photo. No photos between 1981 and 1992. (ALLWEST Phase I for Raymond Management Co)
5. January 16, 1985 – Idaho Transportation Board awards contract to Nanamkin Contracting Inc for work consisting of (1) furnishing and installing a traffic actuated signal and sign, (2) roadway widening, (3) plant mix pavement, (4) curb and gutter, (5) concrete sidewalk and drainage at Government Way at Appleway Ave.
6. September 9, 1988 - Washington State Department of Ecology (Ecology) receives anonymous complaint about Pacemaker Industries (Pacemaker) in Spokane. The complainant indicates that illegal dumping has been occurring for the last thirteen (13) years and includes methyl ethyl ketone and hydrochloric acid. Complainant indicates that Pacemaker has been cleaning out paint equipment in back of facility and burying drums of solvent in back and in field next to their building. (Ecology documents)
7. September 14, 1988 – Ecology inspects Pacemaker. Robert Ramer states he has no drums of solvent or any other dangerous waste that has been buried. Noted paint thinner is used to clean out screens also a chrome sludge is created. Attached analytical report form ABC Laboratories in Spokane shows a concentration of hexavalent chromium of 0.105 mg/l not sure what material was sampled. (Ecology documents)
8. December 23, 1988 – Ecology receives anonymous complaint about Pacemaker in Spokane. Complainant indicates that Pacemaker anodizes metals using dip tanks. The dip tanks are emptied every two months in a lot behind the business. Ecology interviewed Robert Ramer the owner of Pacemaker and he stated they did not dump any material in back lot and that hazardous wastes were disposed of using company in California. Mr. Ramer stated that “someone had taken his file pertaining to dangerous waste from his desk drawer”. (Ecology documents)
9. July 17, 1990 – Ecology receives report through television news reporter that Pacemaker Industries illegally disposed of ten to fifteen drums of hazardous waste. (b) (6), (b) (7)(C) stated (b) (6), dug a trench and buried 55-gallon drums on Burlington Northern property. Owner of the (b) (7) company denies any knowledge of the alleged disposal of hazardous waste. Ecology mobilized

Olympus Environmental Services to locate, recover and properly dispose of drums. Subsurface investigation did not locate the drums. (Ecology documents)

10. October 30, 1990. RCRA inspection of Pacemaker by Ecology indicates that


“Wastes Generated - Pacemaker uses a series of six tanks to clean and chrome-coat aluminum prior to making the signs. They generate a chrome sludge (previously designated as F006, but should be F019). In addition, Pacemaker generates corrosive wastewaters, D002. Finally, Pacemaker generates a small amount of spent lacquer thinner from cleaning painting equipment and removing ink from silk screens, F003/F005/D001.”

The inspection also found that Pacemaker was disposing of rinse wastewater and other treated waste water to a drywell on site. (Ecology documents)

11. July 21, 1990 – Ecology receives anonymous report. Caller states that (b) (6), (b) (7)(C) Pacemaker Industries between 1986 and 1988 (b) (6), (b) (7)(C) toxic waste disposal and the earlier search was looking in the wrong place. Caller indicated that (b) (6), (b) (7)(C) burying of barrels containing paint, dye etc. Caller also indicated that there was a sump at the site and that they dumped chromium oxide at least once a week. (Ecology documents)
12. August 7, 1990 – Ecology receives anonymous report. Caller indicated that he had firsthand knowledge of the situation at Pacemaker and that the subsurface investigation was looking in the wrong part of the property. (Ecology documents)
13. November 9, 1990 - Ecology conducts inspection of Pacemaker and finds multiple areas of non-compliance that include:
- Storing waste in containers that were opened and labeled incorrectly
 - Not sufficiently characterizing waste streams on site
 - Discharged unpermitted wastewaters to a drywell
 - Evaporating lacquer thinner to air
 - Violated the 90-day accumulation limit
 - Has not met personnel training requirements

Ecology recommends Administrative Order be issued to Pacemaker. (Ecology documents)

14. 1991 - Reported disposal of drums containing hazardous waste from Pacemaker in Moen Pit in Coeur d'Alene, Idaho. (see April 8, 2004 – (b) (6), (b) (7)(C) letter)
15. 1992 – Aerial photo shows Moen Pit has been filled.
16. 1998 – ITD performs Phase II investigation at site for realignment of Appleway Ave. Test pits located garbage and refuse along the proposed right of way. ITD shifted the realignment north to avoid the landfill material. (ALLWEST Phase I Report prepared for Raymond Management Company, dated October 18, 2017)

17. November 27, 2001 – Moen Subdivision is created by Ronald Moen and three partners (Delbert Kerr, Tami Kerr and David Patzer) in D.D.T Investments. The Moen Subdivision is located at the corner of Appleway Ave and Ramsey Road and includes the current GVD property site. (Kootenai County records)
18. January 16, 2002 - District Judge condemns property along Appleway Ave and grants payment to DDT Investments for construction of Hwy 90 and NW Boulevard Interchange. (Kootenai County Records)
19. June 10, 2003 - ALWEST completed geotechnical engineering evaluation of Lots 2 and 3 of Moen Subdivision for North River Development. (DEQ Documents)
20. August 11, 2003 - GVD Foods purchases 50% interest from S. Ridenour and B. Dirks for two (2) parcels within the Moen Subdivision. (Kootenai County Records)
21. April 8, 2004 – DEQ CRO receives letter from (b) (6), (b) (7)(C)
(b) (6), (b) (7)(C), (b) (7)(D), (b) (7)(E)

22. January 1, 2007 - GVD Partners LP receives full covenant and warranty deed for Assessor's Identification Number (AIN) 117230000. (Kootenai County Records)
23. January 1, 2008 - GVD Partner LP receives full covenant and warranty deed from North River LLC for AIN 236304 and AIN 236303. (Kootenai County Records)
24. January 2, 2008 - GVD Partners LP (A Washington Limited Partnership) purchase Lots 2 and 3 from North River LLC. (Kootenai County Records)
25. July 31, 2008 - DEQ sends letter to GVD properties that once buried solid waste has been excavated and exposed at the site of a former city dump located near the intersection of Appleway Ave and Ramsey Road. The letter indicates that the solid waste must be disposed of in a certified landfill. The letter further indicates that DEQ has received complaints regarding drums of toxic waste that were buried at this site, allegations that DEQ has been unable to confirm. DEQ states that "All future developments and or transactions should be aware of this information."
26. January 1, 2009 - GVD Partners LP receives full covenant and warranty deed for AIN 236305. (Kootenai County Records)
27. December 2012 – DEQ conducts preliminary assessment of GVD properties. Describes site visit by DEQ on October 18, 2012 for potential releases of heavy metals by airborne, surface water or ground water pathways. No releases evident but during proposed development identified that solid waste landfilling had occurred in the past and that contaminant release to the Rathdrum Prairie aquifer cannot be excluded. (DEQ records)

28. November 14, 2014 DDT Investments forms LLC with David Patzer as Agent (Bizapedia.com)
29. July 25, 2018 – Maul Foster Alongi (MFA) performs property investigation for Raymond Management Company looking to purchase property and construct a hotel. MFA completed four (4) borings 8 feet below ground surface for the collection of soil gas samples. The borings are located on the south side of the GVD property. Two of the soil vapor borings indicate the presence of petroleum hydrocarbons and compounds used as organic solvents, some constituents at levels that exceed the allowable target-sub-slab or near-surface-soil gas concentration. (DEQ records)
30. August 22, 2018 – MFA drills and completes monitoring well on west side of GVD property and obtains ground water sample. Submitted sample to Pace Analytical for VOCs (8260B). Analytical results are all non-detect except for the presence of tetrachloroethene at a concentration of 0.964 ug/l. Drinking water standard is 5.0 ug/l. (DEQ records)